

BOARD OF APPEAL REFERRALS

January 5, 1978

1. Z-4031 Local 103 IBEW Building Corporation
256 Freeport Street, Dorchester
2. Z-4038 Charles Anderson
482-488 Center Street, Jamaica Plain
3. Z-4039 FIRST, Inc. (For Individuals Recovering Sound
Thinking, Inc.)
34 Intervale Street, Roxbury
4. Z-4044 Virgil and Irene Alves
34 Mayfield Street, Dorchester
5. Z-4046 The First National Bank of Boston
50 William T. Morrissey Boulevard, Dorchester
6. Z-4048 Thomas J. McGrimley
3706 Washington Street, Jamaica Plain

MEMORANDUM

January 5, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert F. Walsh, Director
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/10/78

Petition No. Z-4031
 Local 103 IBEW Building Corporation
 256 Freeport Street, Dorchester
 near Park Street

One-story masonry structure.

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to erect sign.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
11-2. Top of signs attached parallel to a building may be no higher than the lowest point of the roof surface of the building.		

Sign, which indicates lounge and public hall, is appropriate, within total area allowed, and technically below another roof area of the same structure. Recommend approval.

VOTED: In reference to Petition No. Z-4031, brought by Local 103 IBEW Building Corporation, 256 Freeport Street, Dorchester, for a conditional use to erect a sign in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Sign is appropriate, within total area allowed, and technically below another roof area of the same structure.

Board of Appeal Referrals 1/5/78

Hearing: 1/24/78

Petition No. Z-4038
 Charles Anderson
 482-488 Center Street, Jamaica Plain
 at Kingsboro Park

One-story masonry structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from stores to three stores and dancing school.

Violation(s):

SectionRequiredProposed

8-7. A dance school is conditional in an L-.5 district.

Dancing school is compatible with existing commercial uses along Centre Street. Recommend approval.

VOTED: In reference to Petition No. Z-4038, brought by Charles Anderson, 482-488 Centre Street, Jamaica Plain, for a conditional use for a change of occupancy from stores to three stores and dancing school in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Dancing school is compatible with existing commercial uses along Centre Street.



JAMAICAWAY

482-488 CENTRE ST

Z-4038

(J.P.)

LOCHSTEAD

PERSHING

VIEW

MORaine

AVENUE

HALIFAX

ASHCROFT

STREET

ROAD

MARTIN F. CURELEY
SCHOOL

RESERVE

RESERVE

BOLLISTON

BELMONT

OAKVIEW

PAUL GORE

ROCK

ST.

BARBARA

STREET

CENTRE

ROBINWOOD

SPRING PARK

AVENUE

ADOLPH

PERKINS

Board of Appeal Referrals 1/5/78

Hearing: 1/31/78

Petition No. Z-4039

FIRST, Inc. (For Individuals Recovering
Sound Thinking, Inc.)34 Intervale Street, Roxbury
near Blue Hill Avenue

2½-story structure.

District(s):	apartment	H-1	general business	industrial
	residential		local business	waterfront
	single family			manufacturing

Purpose: to change occupancy from Hebrew school to community school
for educationally disadvantaged persons with learning
disabilities.

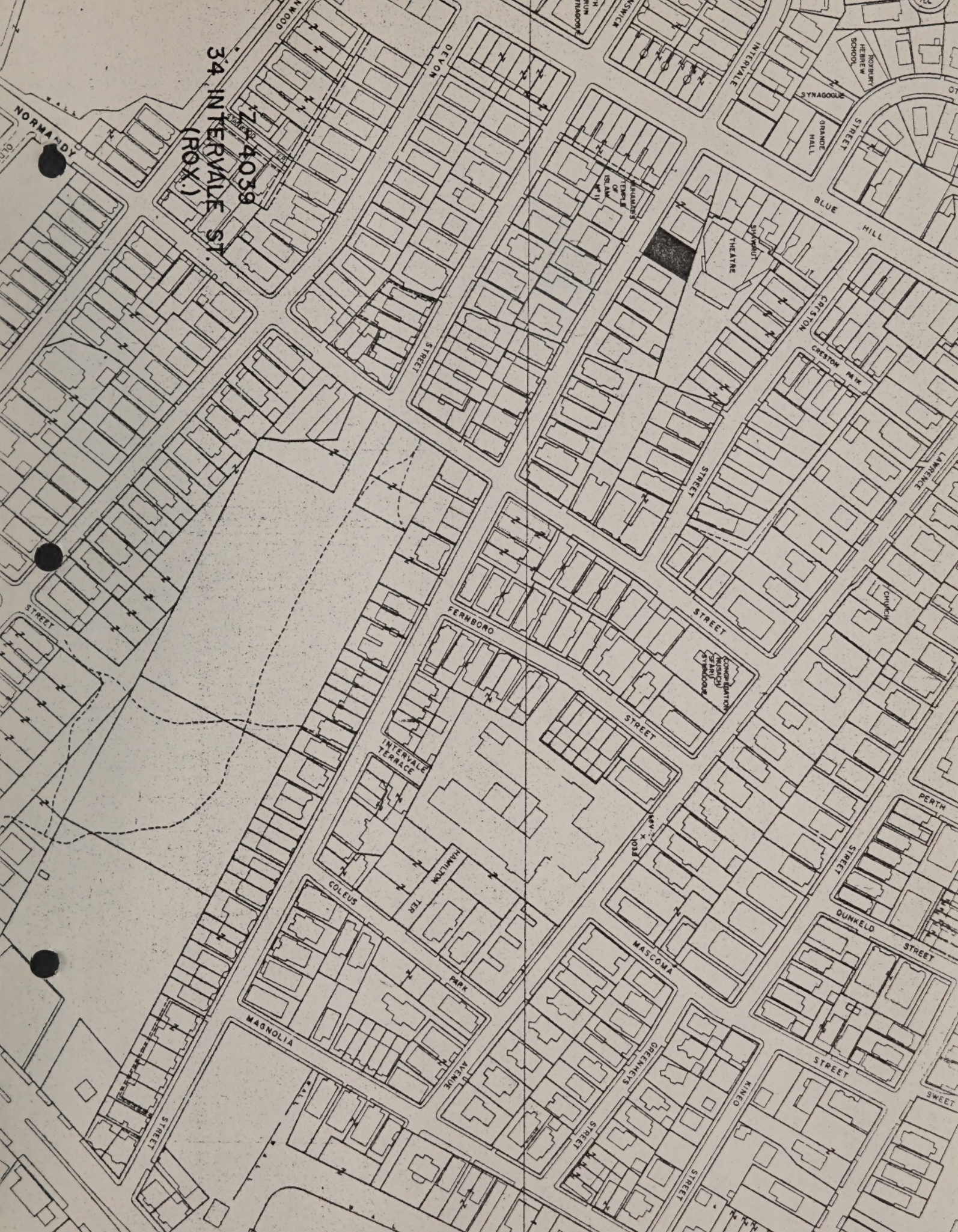
Violation(s):

SectionRequiredProposed

8-7. A community school is conditional in an
H-1 district.

Nonresidential facility, licensed by Massachusetts Department of Public Health and funded by state Department of Public Welfare, provides special training for adults lacking basic educational background and social skills. Building will house classrooms and offices. Program maximum enrollment is 25 students with no more than 10 students in facility at any one time. Abutting residents have no objection. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-4039, brought by FIRST, Inc., 34 Intervale Street, Roxbury, for a conditional use for a change of occupancy from a Hebrew school to a community school in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the facility remain nonresidential; that the facility not enroll persons abusing use of drugs or alcohol; that the conditional use be in the name of and extend to appellant only; that the permit expire upon sale, lease, or other disposition of the whole or any part of the building by the appellant; that appellant negotiate with the City on payment in lieu of taxes.



4

Board of Appeal Referrals : 1/5/78

Hearing: 1/31/78

Petition No. Z-4044
Virgil and Irene Alves
34 Mayfield Street, Dorchester
near Pleasant Street

2½-story frame structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from two-family to three-family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which meets at least one half the requirement of lot area is conditional in an R-.8 district.

14-2. Lot area is insufficient.

8,000 sf

7,047 sf

Occupancy has existed for many years. Abutters have no objection.
Recommend approval.

VOTED: In reference to Petition No. Z-4044, brought by Virgil and Irene Alves, 34 Mayfield Street, Dorchester, for a conditional use and a variance for a change of occupancy from a two-family to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for many years. Abutters have no objection.



DORCHESTER

AVENUE

ST. WILLIAM
R.C. CHURCH

ROBERT K. FENN
PLAYGROUND

ROMSEY CIRCLE

34 MAYFIELD ST.
(DOR.)

4044

TRANSIT AUTHORITY

HARTFORD RAILROAD

ALSO KNOWN

Board of Appeal Referrals 1/5/78

Hearing: 2/7/78

Petition No. Z-4046
 The First National Bank of Boston
 50 William T. Morrissey Boulevard,
 Dorchester
 near Mt. Vernon Street

Two-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-1

Purpose: to combine buildings; to change occupancy from radio and
 television studios to offices for data processing.

Violation(s):

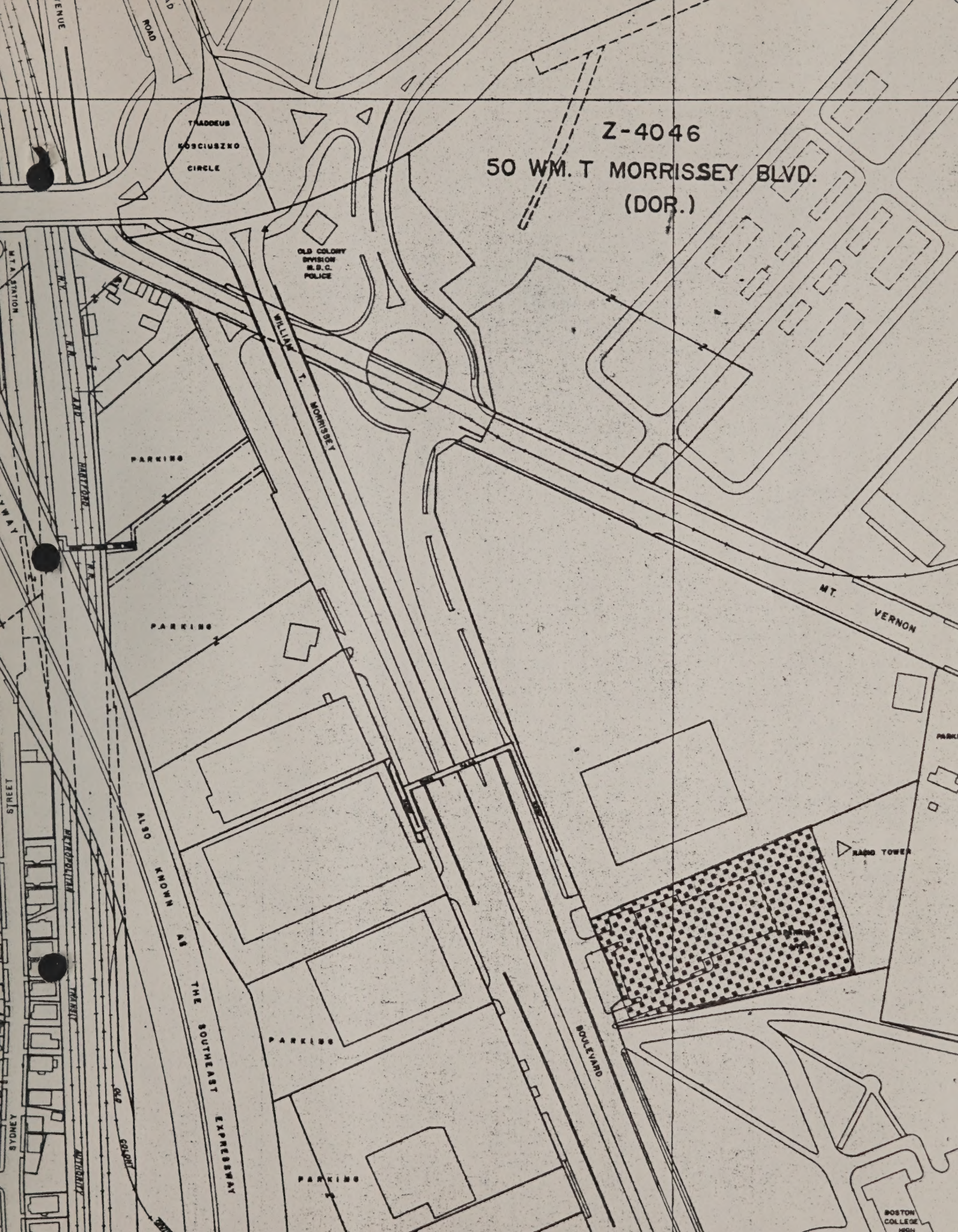
SectionRequiredProposed

9-1 Extension of a nonconforming use requires
 Board of Appeal hearing.

9-2. A change in a nonconforming use requires
 Board of Appeal hearing.

Building, vacant since 1970, formerly accommodated WHDH radio-television
 facilities. Appellant will expand its data processing center presently
 located in adjacent bank buildings. Recommend approval.

VOTED: In reference to Petition No. Z-4046, brought
 by The First National Bank of Boston, 50
 William T. Morrissey Boulevard, Dorchester,
 for extension and change in a nonconforming
 use for a change of occupancy from radio and
 television studios to offices for data proc-
 essing in apartment (H-1) and manufacturing
 (M-1) districts, the Boston Redevelopment
 Authority recommends approval. Occupancy of
 this vacant building will be beneficial to
 the City and the immediate area.



THADDEUS
KOSCIUSZKO
CIRCLE

Z-4046
50 WM. T MORRISSEY BLVD.
(DOR.)

OLD COLONY
DIVISION
M.D.C.
POLICE

WILLIAM
T. MORRISSEY

PARKING

PARKING

ALSO
KNOWN
AS
THE
SOUTHEAST
EXPRESSWAY

PARKING

PARKING

MT.
VERNON

RADIO TOWER

BOULEVARD

BOSTON
COLLEGE
HIGH

Board of Appeal Referrals 1/5/78

Hearing: 1/31/78

Petition No. Z-4048
Thomas J. McGrimley
3706 Washington Street, Jamaica Plain
near Tower Street

One-story masonry structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from store to driving school.

Violation(s):

Section

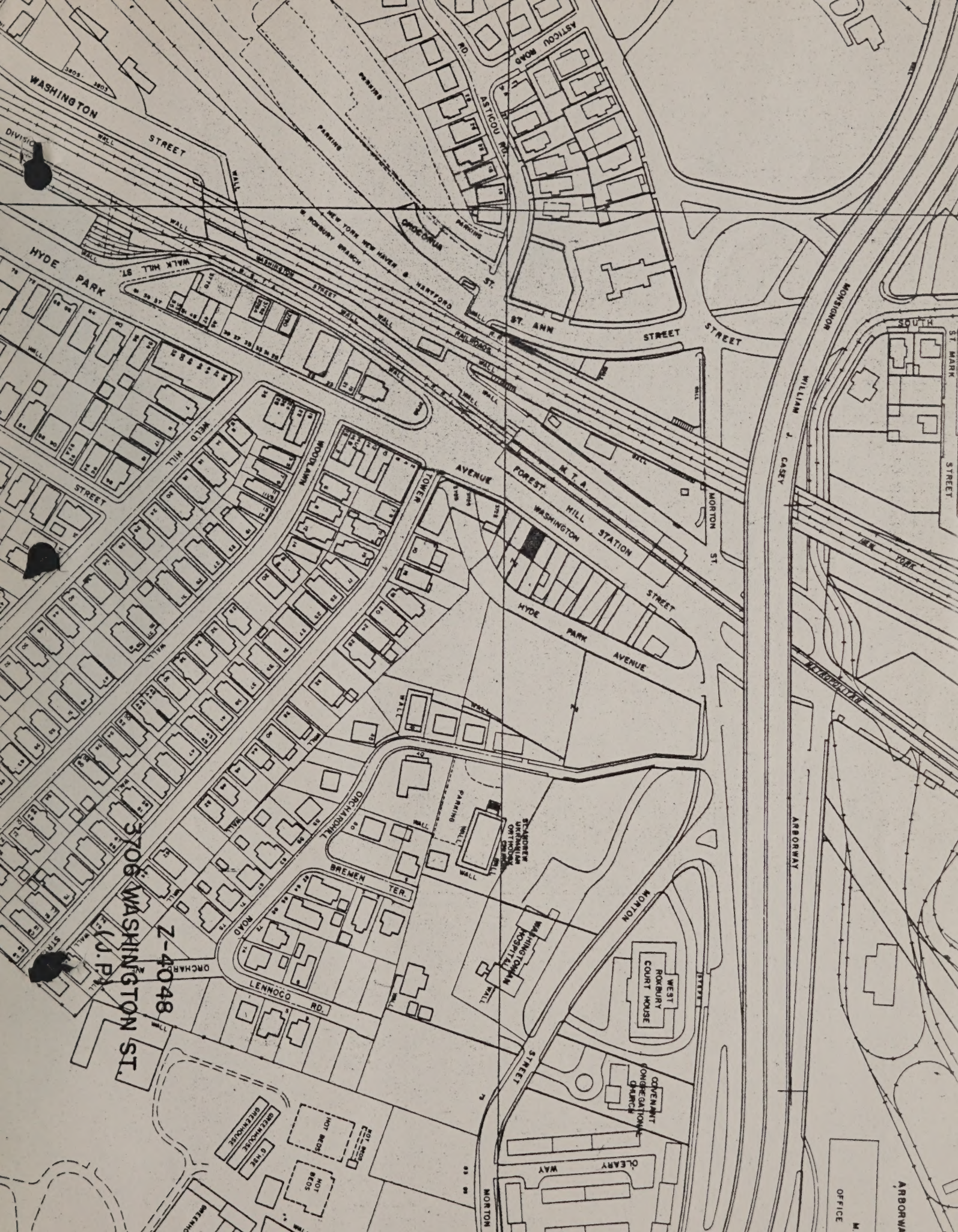
Required

Proposed

8-7. A driving school is conditional in an L-.5 district.

Store is presently vacant. Use is consistent with commercial nature of the area and has support of the Forest Hills Improvement Association.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4048, brought by Thomas J. McGrimley, 3706 Washington Street, Jamaica Plain, for a conditional use for a change of occupancy from store to driving school in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided appellant arrange to supply adequate off-street parking.



WASHINGTON STREET

HYDE PARK

3706 WASHINGTON ST.
(J.P.)
Z-4048

ASTOR ROAD

ST. ANN

FOREST HILL

HYDE PARK AVENUE

WASHINGTON HILL STATION

ST. ANN'S CHURCH

WEST ROCKBURY COURT HOUSE

CONVENT OF THE HOLY TRINITY

OFFICE

